

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2004:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
John R. Davis
Frederick W. Harvell

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE EXPANSION OF AN EXISTING MOTOR VEHICLE SALES AND SERVICE FACILITY AT 539 AND 543 SECOND STREET

WHEREAS, Holiday Chevrolet-Cadillac, Inc. has submitted Application No. UP-647-04, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(b)) of the York County Zoning Ordinance, to authorize expansion of an existing motor vehicle sales and service facility located at 543 and 539 Second Street (Route 162) and identified as Assessor's Map Nos. 10-19 and 10-18; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2004 the Application No. UP-647-04 be, and it is hereby, transmitted to the York County Board of Supervisors with a

recommendation of approval to authorize the expansion of an existing motor vehicle sales and service facility located at 543 and 539 Second Street (Route 162) and identified as Assessor's Map Nos. 10-19 and 10-18; subject to the following conditions:

1. This use permit shall authorize the expansion of an existing motor vehicle sales and service facility located at 543 and 539 Second Street and identified as Assessor's Map Nos. 10-19 and 10-18.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County for the proposed use. Said site plan shall be in substantial conformance with the sketch plan submitted by the applicant titled "Holiday Chevrolet-Cadillac, Inc., Proposed Site Conditions," dated August 31, 2004, prepared by Rickmond Engineering, Inc., and received by the Planning Division on August 31, 2004, except as modified herein or as may be necessary to comply with site plan review requirements.
3. All existing freestanding signage associated with the subject use shall be brought into compliance with current Zoning Ordinance Sign regulations applicable to the Tourist Corridor Management overlay district. The existing pole identification sign shall be removed and replaced with a monument style sign constructed of materials that coordinate with the proposed building addition facade materials.
4. There shall be three additional landscape islands installed along the front of Parcel 10-18 within the row of existing vehicle display parking spaces abutting the front right-of-way line. Said islands shall be equivalent in size to a standard parking space as set forth in the Zoning Ordinance, and shall be located one at either end of the row of parking, and one centrally located in the row of spaces.
5. A 35-foot landscape yard shall be established as shown on the above-referenced site plan bordering the southern property boundary of the entire subject site. Existing trees and shrubs shall be preserved where possible, and shall be supplemented with a mix of evergreen trees and shrubs for screening the vehicle sales facility from adjacent residential properties equivalent to a Type 35 transitional buffer. Screening shall be supplemented with opaque fencing no less than six feet in height of a type meeting the approval of the Zoning Administrator and located along the northern boundary of the landscape yard.
6. Except as specified in Condition Nos. 4 and 5 above, the site shall conform to landscaping standards as set forth in Section 24.1-240 et. Seq. of the Zoning Ordinance.
7. The proposed building additions shall be substantially in conformance with architectural elevations submitted by the applicant titled "Holiday Chevrolet-

Cadillac, Inc.,” dated August 2, 2004, prepared by Infrastructure, Inc., and received by the Planning Division on August 27, 2004.

8. All site lighting shall be designed with full cutoff fixtures and directed downward to prevent off-site glare on to abutting properties and the road right-of-way. Illumination levels shall not exceed 0.1 foot-candle at any residential property line. All lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A photometric plan detailing all proposed fixtures and ground illumination levels shall be submitted for approval at the time of application for site plan approval.
9. In accordance with Section 24.1- 256(d) of the Zoning Ordinance, a shoulder bikeway shall be constructed across that portion of the subject site abutting the Merrimac Trail right-of-way prior to occupancy of the proposed building addition.
10. In accordance with Section 24.1-475(h) of the Zoning Ordinance, there shall be no parking, storing or display of motor vehicles within the public road right-of-way fronting the subject parcels.
11. In accordance with Section 24.1-115(b)(6) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.